



Correspondence Between Staff and Applicant

Approval Letter



1ST REVIEW RESPONSE LETTER

May 10, 2019

Bryan Cluff
Senior Planner
City of Scottsdale

**RE: 75 on 2nd
2-ZN-2019**

This letter provides a summary response addressing the comments/corrections identified in the 1st Review Comments dated April 3, 2019.

General Plan:

1. Design has been revised to include a strong base component, by providing integrally colored stacked bond masonry walls around the parking garages, accented with protruding shadow blocks. This creates a sculptural base for the building with interesting shadow patterns, both day and night. Additionally, undulating seat walls have been added along both street frontages to further engage the pedestrian realm.
2. Goal/bullet and response added to narrative
3. Narrative updated
4. Narrative updated to include most of the Goals/bullets noted. Few were omitted, as they seemed not applicable to this project either by definition or inclusion.
5. Narrative updated to include most of the Goals/policies noted. Few were omitted, as they seemed not applicable to this project either by definition or inclusion.

Zoning:

6. Sheet A1.2 Site Plan Worksheet added confirming compliance
7. Sheet A1.2 Site Plan Worksheet added confirming compliance
8. Sheet A3.3 Elevation Worksheet added confirming compliance
9. Sheet A3.3 Elevation Worksheet added confirming compliance
10. Pool barrier moved back to 16' minimum setback per email discussion
11. This was already reflected on site plan – Existing and new ROW dimensions added to site plan
12. Existing and new ROW dimensions added to site plan

Engineering:

13. General Note added

Fire:

14. This is not a 'Gated' community. Parking garage is inside building with sectional overhead doors. No pre-emption sensor required. Key-switch and/or key-boxes will be provided as required.
15. Existing compliant hydrant spacing shown
16. FDC noted at NWC of building
17. Fire riser location noted in NEC of building

Drainage:

18. Provided

Water and Waste Water:

19. Provided

Citizen Review:

20. Project team met with owner/resident of adjacent property to the East, who requested we leave the East exterior wall of the existing office building in place, as it is covered with vines, from their side of the property, and provides good privacy for their courtyard. We've revised our plan to accommodate.

Site Design:

21. N/A - This is a Multi-Family, not a 'Commercial' building.
1 enclosure is required for every 20 units, per Table 2-1.311.B. of the Design Standards & Policies Manual. 2 enclosures are provided for 39 units.
22. Recycling containers will not be provided. We have found that on smaller rental projects without valley trash service, too many tenants tend not to comply with trash/recycle separation causing all kinds of collection issues.

Circulation:

23. Not feasible to adjust – Concave mirrors will be provided at the two doors left of the trash enclosures, as agreed to in our review meeting.

Additionally, sheets have been revised to increase font size for all text and dimensions on all plans and notes.

Sincerely,



Kristjan Sigurdsson, Principal
K&I Homes, LLC

10450 N. 74th STREET
SUITE 200
SCOTTSDALE, AZ 85258
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F 480 991 3986

RESPONSE TO CITY REVIEW COMMENTS:

TO: Bryan Cluff
FIRM: City of Scottsdale
FROM: Larry Talbott
DATE: May 9, 2019
SUBJECT: 2-ZN-2019 – 75 on 2nd
HE PROJ. #: KAIH013

Department	Sheet #	Response
Drainage	Cover	Changed final to preliminary as requested.
	Cover	Added Case No. to cover.
	Cover	First flush analysis has been removed.
	Section 3.0	Noted first flush not required for areas under an acre.
	Section 4.0	Conclusions have been updated.
Water	Cover 1	Changed final to preliminary as requested.
	Cover 2	A sewer report has been included.
	Cover 3	Additional description added. No restaurants.
	Cover 4	Revised water demand calcs.
	Cover 5	The 4" main and services have been revised per further discussions with Staff.
	Section 2.0	Added note about removing services by city staff and appropriate fees.
	Section 5.0	Added cover sheet for 50% sprinklered reduction building allowance.

Please let us know if you have any questions regarding the above response.

Larry Talbott

Larry Talbott, P.E.
Hunter Engineering

School District

Determination of Adequate Facilities



City of Scottsdale Project Number: 690 -PA- 2018

Project name: 75 on 2nd

Project Location NEC of 75th St & 2nd St - 85251

Applicant Name: Kristjan Sigurdsson

Phone: 602-505-2525

Applicant E-mail: kristjans@kandihomes.com

Fax: _____

School District: Scottsdale Unified

I, Kristjan Sigurdsson hereby certify that the following determination has been made in regards to the Referenced project:

- ☒ The school district had adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of the attendance areas for elementary, middle and high schools for this location.
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or;
I, _____, hereby request a thirty (30) day extension of the original discussion and response time.

Kristjan Sigurdsson C.F.O.
Superintendent or Designee

1/24/19
Date

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov